

IMAGINE LEMON GROVE GENERAL PLAN UPDATE



The planning team (14 Masters students led by Professor Kelly Main) from Cal Poly San Luis Obispo has visited Lemon Grove on three occasions to conduct field analyses, meet with the General Plan Focus Group, and get to know the community members while learning about their ideas for improving Lemon Grove.

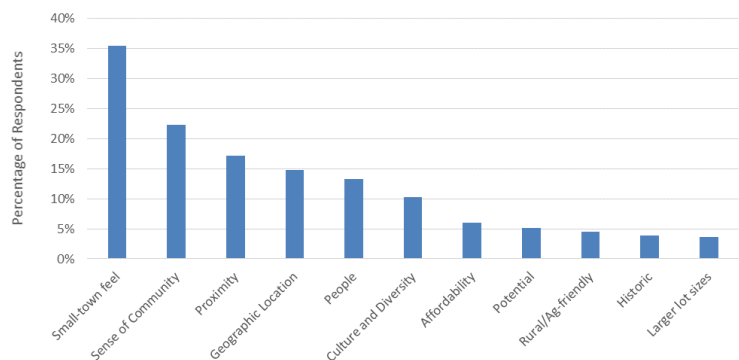
The planning team reached out to the community, soliciting feedback from hundreds of residents, business owners and City staff, and community members and gathering input about what makes Lemon Grove a great place to live and work, as well as what issues residents think should be addressed to make the community even better. The planning team also received input through an online survey, available at imaginelemongrove.com. Interested persons were also asked to take the survey at the community bonfire, a local grocery store, several focus group meetings, Helix High School, and the two public community workshops. Over 450 surveys were completed. The community outreach process was significant and designed to produce a General Plan Update that is inspired and owned by the people of Lemon Grove.

The survey results, some of which are shown to the right, will help guide the goals and ideas we craft for the Draft General Plan. The goals and ideas for the Draft General Plan have been organized into three major themes:

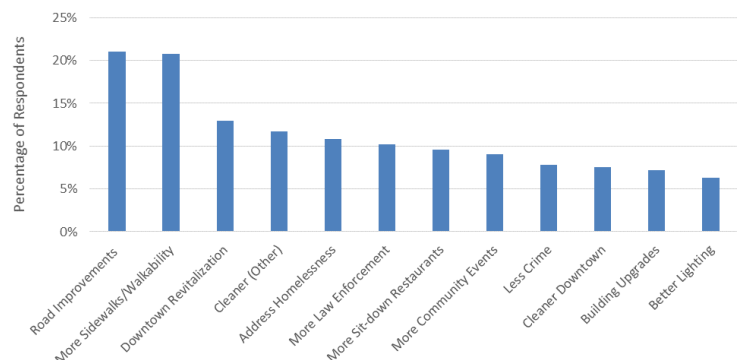
1. **Community Culture + Identity**
2. **Downtown Improvements**
3. **Infrastructure + Design**

These themes encapsulate some of the most frequently heard concepts from the community.

What do you like about Lemon Grove?



What changes would you like to see in Lemon Grove?



Community Outreach: The planning team made three trips to Lemon Grove for community outreach events and activities. Events and activities included:

- Two meetings with the Lemon Grove General Plan Focus Group,
- A booth at the Holiday Bonfire that included in-person interviews/surveys, mapping activities, and voting on priority issues,
- An online survey,
- The General Plan Update website,
- In-person interviews/surveys, mapping activities, and voting on priority issues at a local grocery store,
- Surveys at local businesses,
- A luncheon with local business owners,
- A focus group meeting at St. John of the Cross,
- A survey and mapping activities with Helix H.S. students,
- Voting at local restaurants on priority actions to include in the Draft General Plan.



COMMUNITY CULTURE + IDENTITY



Based on ideas and comments received during outreach, the unique small town identity and rich history of the community proved to be points of pride, while accessibility and the perception of crime were significant concerns.

The **small town and rural identity** of Lemon Grove is one of the many popular features of the community - residents frequently noted appreciation for Lemon Grove's "small-town feel," sense of community, large lot sizes and rural identity. Lemon Grove residents appreciate their central location near urban areas and the affordability of the community.

The **culture and history** of Lemon Grove are part of what has attracted many residents to the community and creates civic pride. Preservation of significant structures, creation of great public spaces, and promotion of public art can further develop the unique identity of Lemon Grove while respecting the past.

Residents of Lemon Grove have also expressed interest in increased **access to alternative ways – walking, biking and public transit – of getting around**. An active, healthy, and well-connected community requires a robust active transportation network and supporting programs that encourage alternative modes of transportation - including community bike rides, senior shuttles, information on using transit, bike-to-work days, and other community events. Benefits of these events, community education, and programs can also contribute to improving air quality, reducing traffic, and decreasing emissions.

Enhancements to perceptions of safety and the identity of Lemon Grove are possible in part through increasing activity and economic development in the community, and by supporting volunteerism. Upgrades to building facades, beautification of downtown, increased law enforcement presence, and more community events can be achieved through strengthening partnerships with residents, businesses, and community organizations. Special districts like an Art District could contribute to the culture of creativity in the community and inspire the growth of businesses.



DOWNTOWN IMPROVEMENTS



Residents and business owners in Lemon Grove identified a number of improvements that could be made to the downtown area - making the area more attractive, increasing the use of downtown, improving the sense of safety, and supporting local businesses.

Land use changes, such as allowing for breweries, offices, bowling alleys, and theatres, have been suggested in anticipation of future population growth and a desire for more activities and businesses in the downtown. Incorporating mid-density (3 to 5 story), mixed-use development into the downtown area can play an important role in creating a more walkable, vibrant, and active downtown.

Streetscape improvements such as more lighting, incorporating street trees and vegetation into the streetscape, adding street furniture (benches and tables), and creating more public spaces can attract a greater diversity of visitors to downtown. Streetscape improvements can help improve comfort and safety for visitors as well as improve the aesthetics of downtown.

Building improvements to downtown businesses will improve the identity of the city, attracting a wider variety of businesses to locate in the downtown area. A cohesive and dynamic architectural style among downtown businesses will enhance the City's already unique identity, as well as facilitate wayfinding throughout the downtown area.

Public space is an important component in creating an inviting and comfortable downtown and facilitating community interaction and a welcoming atmosphere. Many residents suggested more public space and community events in the downtown area. Improvements to public space in the downtown can help support community events and activities, and provide for a unique opportunity to highlight the rich local history and culture of Lemon Grove.



Outdoor Dining Downtown



More Street Trees



Building Upgrades Downtown



Parklets & Streetside Activities



INFRASTRUCTURE + DESIGN



Throughout Lemon Grove, improvements to infrastructure and design have been identified by the community, City staff, and through site analysis. Upgrades to streets and sidewalks, aesthetic improvements, and economic development projects have all been recommended as components of community-wide infrastructure and design improvements.

Improvements to streets were frequently requested by community members, who noted issues with street maintenance, drainage, and a lack of sidewalks and crosswalks. Improving mobility in Lemon Grove requires connected and accessible streets, sidewalks, bike lanes, and transit to provide families, older adults, children, and people with disabilities choices for how they get to work, school, and other daily activities. Street improvements also provide an opportunity to calm traffic, manage storm water, and support active transportation - all improving local environmental quality. Rural trails could be considered to retain the community identity. A multi-use trail and concrete path system separated from vehicle lanes could be created throughout the City to provide safe connections to parks, schools, transit, and commercial centers.

Aesthetic improvements can be incorporated into infrastructure projects, enhancing Lemon Grove's public spaces and sense of community. Upgrades to building façades, landscaping, and pedestrian areas, such as street furniture and wayfinding signage, are some improvements that will add vitality and appeal to public areas. Maintenance and upkeep is another strategy to add interest and sense of place to community spaces, and one that requires less time and resources than major upgrades.

Economic development can also be supported through infrastructure and design projects, improved access to technology and shared workspaces for businesses and entrepreneurs, and additional educational and job skills training opportunities for the workforce. Improving streets, providing additional neighborhood parks/parklets, and creating a safe vibrant downtown may greatly improve economic vitality.



Bicycle-friendly, Active Living



Separate Trolley from Street



More Street Lighting



Well-Maintained Streets



IMAGINE LEMON GROVE

DETAILS + NEXT STEPS



The **General Plan Update** process begins long before the actual development of the plan document. First, community engagement and a thorough review of existing conditions is necessary to understand community members' opinions and to determine existing opportunities and challenges to future development. As part of this preliminary process, a clear assessment of existing plan documents, the zoning code, and the municipal code must be completed to analyze the effectiveness and limitations of current guiding and regulatory documents.



As a result of outreach efforts and the leadership of engaged community members, a clearer understanding of the strengths and challenges of Lemon Grove has been developed. The information collected is then compiled into a **Draft Community Profile (forthcoming)**, which serves as a background report to the Draft General Plan document and demonstrates the community-led character of the Plan.

The planning team proposes to divide the Draft General Plan (forthcoming), into the following eight elements:

- Land Use + Design
- Mobility
- Noise
- Economic Development
- Community Services + Safety
- Climate + Sustainability
- Parks, Recreation, Open Space + Conservation
- Historic + Cultural Resources



After we receive direction from City Council, we will finish the community profile and complete the goals, policies, and objectives for the General Plan. This will be presented to City staff and consultants for review and comment. Edits will be made as feasible and then the document will be passed on to City staff to continue the General Plan Update process.

It has been our pleasure working with the Lemon Grove community and we appreciate the City Council allowing us the opportunity to engage your community members, conduct analysis, and make recommendations for the General

